

084.0

0005

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
741,500 / 741,500
741,500 / 741,500
741,500 / 741,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		ORIENT AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GALVIN SEAN D/TRUSTEE	
Owner 2:	389 MASS AVE REALTY TRUST	
Owner 3:		

Street 1:	630 HIGH ST
Street 2:	

Twn/City:	MEDFORD
St/Prov:	MA
Cntry:	
Own Occ:	N
Postal:	02155
Type:	

PREVIOUS OWNER	
Owner 1:	CARLSON WERNER A -
Owner 2:	-

Street 1:	14 BIGELOW AVE
Twn/City:	WINCHESTER
St/Prov:	MA
Cntry:	
Postal:	01890

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1968, having primarily Vinyl Exterior and 2695 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2	TWO FAMIL	100	water	
o			Sewer	
n			Electri	

Census:		Exempt
Flood Haz:		

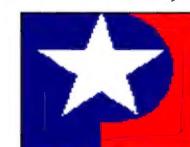
D		Topo	8	Ledge
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104	Two Family	5000	Sq. Ft.	Site	0	70.	1.14	6														
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	342,500		399,000	741,500		53097
							GIS Ref
							GIS Ref
							Insp Date
							10/25/18



Patriot Properties Inc.

16879!

USER DEFINED

Prior Id # 1: 53097

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		Parcel ID	Notes
Grantor	Legal Ref	Type	Date
CARLSON WERNER	1433-69	4/26/2013	Change>Sale
CARLSON WERNER	1360-108	10/7/2008	Family
	770-52	1/1/1901	Family
			No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2010	945	Manual	1,500					REPL WINDOW SASH

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	336	PATRIOT
3/27/2000	Inspected	263	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	14 - Multi- TnHs			Full Bath	2	Rating:	Average	NO INSP #25 INFO FROM OWNER.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	2 - Hip			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average												
Color:	GRAY			A Kits:		Rating:													
View / Desir:				Fpl:		Rating:													
GENERAL INFORMATION				WSFlue:		Rating:													
Grade: C - Average				CONDOS INFORMATION															
Year Blt:	1968	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G12	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%												
Prim Int Wal	1 - Drywall			Functional:			%												
Sec Int Wall:		%		Economic:			%												
Partition:	T - Typical			Special:			%												
Prim Floors:	3 - Hardwood			Override:			%												
Sec Floors:	5 - Lino/Vinyl	25	%	Total:	31	%													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY															
Subfloor:				Basic \$ / SQ:	150.00	COMPARABLE SALES													
Bsmnt Gar:				Size Adj.: 1.22692299		Rate	Parcel ID	Typ	Date	Sale Price									
Electric:	3 - Typical			Const Adj.: 0.98245209															
Insulation:	2 - Typical			Adj \$ / SQ: 180.809															
Int vs Ext:	S			Other Features: 101500															
Heat Fuel:	3 - Electric			Grade Factor: 1.00															
Heat Type:	6 - Elec Base/B			NBHD Inf: 1.00000000															
# Heat Sys:	2			NBHD Mod:															
% Heated:	100	% AC:		LUC Factor: 1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total: 496410															
% Com Wal		% Sprinkled		Depreciation: 153887															
				Depreciated Total: 342523															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 084.0-0005-0010.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							

The sketch shows a rectangular property outline with a width of 34' and a depth of 25'. Inside, there are two rooms labeled 'SFL (1)' and 'FFL (875)'. A central area is labeled 'WDK (340)'. The sketch is drawn with dashed lines for interior walls and solid lines for exterior walls.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	945	180.810	170,864	BMT	100	RRM	100	F	
BMT	Basement	875	71.600	62,650						
FFL	First Floor	875	180.810	158,208						
WDK	Deck	374	8.520	3,187						

SUB AREA DETAIL

Net Sketched Area:	3,069	Total:	394,909		
Size Ad	1820	Gross Area	3069	FinArea	2695

IMAGE

A photograph of a single-story house with white horizontal siding and a grey roof. The house has a front entrance with a small porch and a window above it. There are other houses visible in the background under a clear blue sky.

AssessPro Patriot Properties, Inc